



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
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TECHNICAL STAFF REPORT  
Planning Board Meeting of January 2, 2014

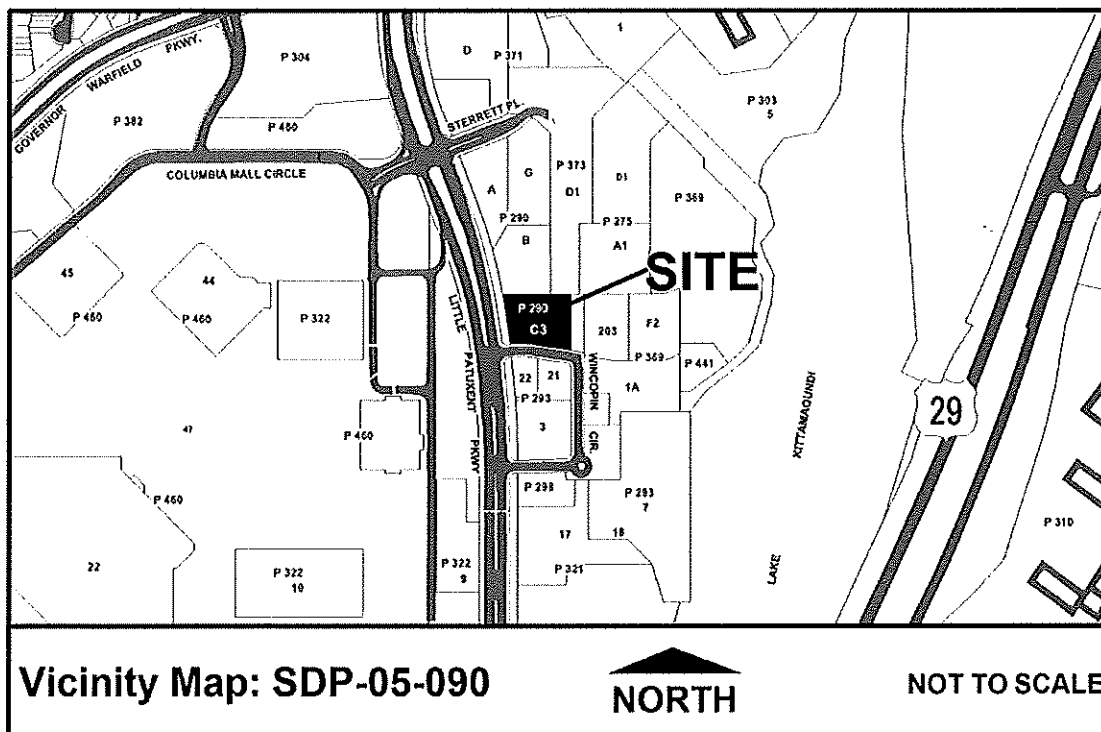
**Plan:** Redline revision to SDP-05-090, Columbia Town Center, Section 7, Area 6, Parcels 'B', 'C-2', 'C-3', 'D-1' and Open Space Lot 1 (Redline Revision) – "Little Patuxent Square" (formerly "WCI Tower")

**Petitioner:** LPP Investors, LLC

**Request:** The request is for Planning Board approval of a redline revision of Site Development Plan SDP-05-090, consisting of construction of a nine-story mixed-use building containing 160 residential condominium units, 10,145 square feet of retail space, 126,181 square feet of office space, underground and aboveground parking facilities and associated site improvements in accordance with Final Development Plan (FDP) Phase 111-A-I. The subject property contains 1.46 acres of land zoned "New Town – Employment Center – Commercial" and "Open Space Non-Credited." This site is the only property in Downtown Columbia that had an approved site development plan prior to adoption of the Downtown Columbia Plan and Zoning Regulations, and is therefore exempt from those provisions.

**DPZ Recommendation:** *Approval, subject to compliance with the DPZ, Development Engineering Division comments contained in their letter dated December 16, 2013.*

**Site Location:** The proposed development is located on the northeast side of the intersection of Little Patuxent Parkway and Wincopin Circle, directly across from "The Mall in Columbia", as shown on Tax Map 36, Grid 2, Parcel 290 in the Fifth Election District of Howard County, Maryland.



**Site Description:** The site is currently undeveloped and consists of grass lawn.

**Vicinal Properties:** The site is located in the Columbia Town Center and is surrounded by the following:

- North Side – To the north is Parcel 'B', improved by the existing Remax Building and Parcel 'D-1', improved by an existing parking lot that serves a nearby existing office building. An existing Exxon gasoline station is located further north.
- East Side – To the east is Parcel 'E-1', improved by an existing five-story 48-unit residential condominium building known as "Lakeside" which was approved by the Planning Board on October 1, 2003 under SDP-04-021.
- South Side – To the south is Wincopin Circle and further south is Lot 22, improved by the existing "Copeland's Restaurant."
- West Side – To the west is Little Patuxent Parkway and further west is "The Mall in Columbia."

**Site History:**

- 01/26/2005: Site Development Plan SDP-05-090 submitted by Renaissance Centro Columbia, LLC.
- 01/18/2006: Site Development Plan SDP-05-090 approved by Planning Board.
- 10/13/2006: Site Development Plan SDP-05-090 originals approved by DPZ.
- 11/09/2012: Redline revision to SDP-05-090 submitted by petitioner.
- 12/16/2013: Petitioner notified by DPZ that the plan may be approved subject to Planning Board approval.

**Site Improvements:** The redline revision of the site development plan proposes the construction of a nine-story mixed-use building containing 160 residential condominium units, 10,145 square feet of retail space, 126,181 square feet of office space, underground and aboveground parking facilities and associated site improvements. The total building floor area of the current project is 376,542 square feet; that of the previous proposal was 384,378 square feet. Additionally, the height of the current project is 115 feet; that of the previous project was 275 feet.

**Vehicular Access:** Vehicular access into the building will be provided to the parking garage from Wincopin Circle on the south side of the building. A second rear entry to the building will be provided from the existing private drive located on the north side of the building connecting Wincopin Circle and Sterrett Place.

**Stormwater Management:** Stormwater management for this project will be met under the Stormwater Management Act of 2000 providing an existing underground stormwater management facility.

**Environmental Considerations:** The site contains no environmental resources.

**Landscaping:** The landscape plan for this project complies with Section 16.124 of the Howard County Code and the Landscape Manual.

**Forest Conservation:** The plan is exempt from forest conservation requirements in accordance with Subsection 16.1202(b)(1)(iv) of the Howard County Code since it is part of a planned unit development (New Town) which had preliminary plan approval prior to December 31, 1992.

**Adequate Public Facilities:** The traffic study was approved in December 2013. Based on the approved study, mitigation will be necessary for the intersection of Governor Warfield Parkway and Little Patuxent Parkway. The mitigation will include construction of a third left-hand turn lane from Governor Warfield Parkway to Little Patuxent Parkway. The improvement can be made within the existing median of the road to reduce the impact to existing utilities and pedestrian traffic.

**Evaluation and Conclusions:** The site development plan complies with all applicable requirements of Final Development Plan FDP-111-A-1, as follows:

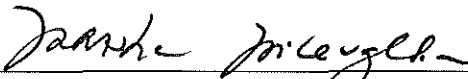
- **Setback Requirements (Criterion 6):** There are no required structure setbacks from a public road or property line except as approved on a site development plan by the Planning Board. The proposed building is located approximately 30 feet from the Little Patuxent Parkway right-of-way, 0.2 feet from the Wincopin Circle right-of-way, 4 feet from the eastern property boundary and 0.3 feet from the northern property boundary.
- **Permitted Land Uses (Criterion 7):** Apartment units, office and retail uses are permitted uses in the "New Town – Employment Center – Commercial" Zoning District in accordance with the FDP.
- **Height Requirements (Criterion 8):** No height limitation is imposed on structures constructed within Parcels C-2 and C-3, provided the improvements are constructed in accordance with a site development plan approved by the Planning Board. The proposed nine-story mixed-use building will be 115 feet in height.
- **Parking Requirements (Criterion 9):** The FDP requires 1.5 off-street parking spaces for each apartment unit or  $160 \times 1.5 = 240$  parking spaces; 48 spaces are required as overflow and guest parking spaces in accordance with the Howard County Design Manual, for a total of 288 required residential parking spaces. The office space requires 2 spaces per 1,000 square feet for the office area or  $126,181 \text{ sq. ft.} / 1,000 \text{ sq. ft.} \times 2 = 253$  spaces. The retail space requires 5 spaces per 1,000 square feet for the retail area or  $10,145 \text{ sq. ft.} / 1,000 \text{ sq. ft.} \times 5 = 51$  spaces. The total parking requirement for the project is 592 parking spaces. The site development plan is providing 534 onsite garage parking spaces and 58 offsite parking spaces under a shared parking agreement for a total of 592 parking spaces. The 58 off-site parking spaces are located at the Columbia Inn parking deck and surface parking to the northeast of the site.
- **Lot Coverage:** There is no lot coverage requirement imposed for this site, except in accordance with a site development plan approved by the Planning Board.

**SRC Action:** The DPZ, Development Engineering Division, by letter dated December 16, 2013, notified the petitioner that the site development plan revision may be approved, subject to Planning Board approval and the following:

- A redline revision shall be submitted for final plan road drawings F-66-044 for the required traffic mitigation for the Governor Warfield Parkway and Little Patuxent Parkway intersection;
- No building permits will be issued until the redline revision for F-66-044 is submitted for review and approval; and,
- Use and occupancy permits will be withheld until construction of the third lane is completed for the Governor Warfield Parkway and Little Patuxent Parkway intersection in accordance with the redline revision.

The file for this project is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

**Recommendation:** The DPZ recommends approval of the redline revision of Site Development Plan SDP-05-090, subject to compliance with the DPZ, Development Engineering Division comments contained in their letter dated December 16, 2013 and any Planning Board conditions.

  
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Marsha S. McLaughlin, Director  
Department of Planning and Zoning

12/19/13  
Date

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